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Exceptional Property

Condom , Gers , Occitanie



€990,000

inc. of agency fees

4 Beds 4 Baths 360 sqm 0.08 ha

Situated in the heart of a charming village on the edge of the Gers and the Lot et Garonne, a truly exceptional...

At a Glance

Reference	MFH-BG32587	Near to	Condom	Price	€990,000
Bed	4	Bath	4	Hab.Space	360 sqm
Land	0.08 ha	Pool	No	Land Tax	N/A

Property Description

Situated in the heart of a charming village on the edge of the Gers and the Lot et Garonne, a truly exceptional Property on 830 m² of land with lovely views over the countryside.

Imagine the ruins of an 11th and 13th century castle, brilliantly preserved, where an amazing interior designer has given free rein to his imagination. Bathed in light thanks to its entirely glazed wall, the Castle of approximately 230 m² is composed of a beautiful entrance where the old dungeon has been transformed into a wine cellar, an exceptional open plan living/dining room of 84 m² with a fireplace, a kitchen and its back kitchen, a shower room and a sitting room. The first floor is a stunning open space where you will find a study, a bedroom with its en-suite shower room, a cosy artist studio and a 13 m² terrace with beautiful countryside views. The entire property has been renovated with high quality materials, the layout and the transparency between the different rooms has been very well thought off and make it an extraordinary property.

Outside, a beautiful terrace and a private enclosed garden with swimming pool.

To complete the property, a guest cottage of about 130 m², with an independent entrance, will allow you to receive guests in complete privacy. It consists of a fitted kitchen, a living room and a shower room, and on the first floor three bedrooms, one of which has a balcony.

A truly exceptional property not to be missed

Summary

Property type:	House
Bedrooms:	4
Bathrooms	4
Price	€990,000

Key Information

Internal Area:	360 sqm
Land Area:	0.08 ha

Location: Occitanie



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We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

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Buying French Property Just Got Easier...

The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

You would have already been informed about the property taxes and legal fees (that incl. the stamp duty). The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days calling off period has expired. It takes an average of three months to buy a property in France.

For more information take a look at our [buying guide](#), our [french mortgage](#) and [euro currency exchange](#) pages.

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my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

C. BAUER – Sunday Times

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

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